

Ulhas G. Shetye
ADVOCATE & NOTARY

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BGL., L.L.B.

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FR. JOSEPH VAZ ROAD,
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30/08/2018

TITLE REPORT

This Title & Search Report is submitted at the request of **M/S PRIME BUILDERS**, a sole proprietary concern of Anthony Cedric Dias having office at Prime Corner, Mundvel, Vasco da Gama, Goa.

SUBJECT MATTER OF THE REPORT:

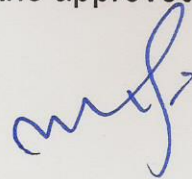
The Subject matter of this Title & Search Report is the property without any special name bearing Chalta No. 12, 13 & 15 of P.T.Sheet No. 94 situated at Vaddem, Vasco da Gama, Goa. Chalta No. 13 & 15 pertain to old structure existing therein while Chalta No. 13 pertains to the open land. This property is enrolled in the Taluka Revenue Office under Matriz No. 124

NATURE OF THE LAND

According to the outline development plan of Vasco da Gama planning area 2026 the said property is located in commercial (C-1 commercial Zone) having permissible FAR 200 as certified by Town Planner, Town and Country Planning Department, Mormugao office vide their report No. DH/5933/1/MTP/2017/383 dated 31/7/2017.

PRESENT STATUS OF THE PROPERTY

As at present the said area under Chalta No. 13 is an open land with two structures existing therein under Chalta No. 12 & 15. However Mormugao Planning & Development Authority vide Development permission No. MPDA/1-A/I-4/2017-18/1340 dated 13/3/2018 have granted development permission for construction of Multi Family Dwelling and the compound wall. As of now construction license as per the approved development plans are



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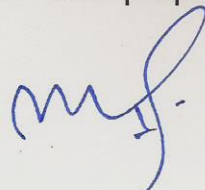
not obtained. However conversion of the land for change of user to residential purpose is granted by the Collector of South Goa vide Sanad No.AC-I/MOR/SG/CONV/10/2017/7999 dated 11/7/2018.

DERIVATION OF TITLE

The said property under Chalta No. 12, 13 & 15 of P.T.Sheet No. 94 is shown in the name of institution of Fabrica De Igreja De St. Andre Church of Mormugao in Form D pertaining to City Survey of Vasco da Gama issued by the Inspector of Surveys and Land Records Vasco da Gama, Goa. The said institution of Fabrica De Igreja De St. Andre Church is in possession of the said property as holders in the origin of the title as certified by Inspector of Surveys and Land Records, City Survey, Vasco da Gama vide Order dated 15/10/2008 in case No. ISLR/CTS/BAS/CONF/19/2007 thereby confirming the possession and title of the said institution of Fabrica De Igreja De St. Andre Church to the said property with an observation that structure under Chalta No. 15 belongs to one Mr. Jose Antonio Sequeira on lease as indicated in form D.

According to Registo Do Agrimensor Taluka of Mormugao the said property is shown surveyed under survey No. 971 (Originally surveyed under survey No. 963/1-A) in the name of Fabrica De Igreja De St. Andre Church of Mormugao. From the perusal of Matriz certificate issued by the head of Taluka Revenue Office and Mamlatdar of Mormugao on 19/7/1993 it is observed that the said property is enrolled in the Taluka Revenue Office under Matriz no. 124 with the name Cumcho Uddo bounded on the East: by Public road, On the West: by the property Cumcho Uddo of Luis Custodio Fernandes, On the North: by the property of Carmelino De Rocha Mashado and on the South: with the property Cumcho Uddo or Tropa of Camilo Manuel Godinho.

Although there is no other document of title evidencing the ownership of said Fabrica De Igreja De St. Andre Church, it is well established that the said property is in possession of the



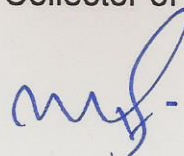
said institution as owners thereof based on the earliest possible record i.e. Registo Do Agrimensor which was prepared and maintained during the Portuguese Regime in Goa prior to 1961. Considering the long duration of possessory right to the said property by the said institution of Fabrica De Igreja De St. Andre Church and the confirmation of ownership as holders in origin of title by the Inspector of Surveys and Land Records, I am of the opinion that the ownership of said property is presently vested in the said institution of Fabrica De Igreja De St. Andre Church

ENCUMBRANCES IF ANY

On carrying out a due search in the office of the sub registrar at Vasco da Gama for last 30 years as well as in the land registration office of the Taluka of Salcete and the City Survey Office I did not find any registered or recorded encumbrance affecting the said property except for the existence of two structures respectively under Chalta No. 12 & 15 therein. I therefore come to the conclusion that the said property is free from encumbrance.

DOCUMENTS EXAMINED:

1. Copy of Registo Do Agrimensor of Mormugao issued by the office of City Survey of Vasco da Gama.
2. Copy of Cadastral survey plan pertaining to the said property.
3. Copy of Judgment dated 15/10/2008 in case No. ISLR/CTS/VAS/CONF/19/2007 passed by the Inspector of Survey and Land Records, City Survey Vasco da Gama
4. Copy of Form D of Chalta No. 12, 13 & 15 of P.T.Sheet No. 94 along with the survey plan.
5. Copy of Certificate of Matriz dated 19/7/1993 issued by the Head of Taluka Revenue Office and Mamlatdar of Mormugao.
6. Copy of Sanad No. AC-I/MOR/SG/CONV/10/2017/7999 dated 11/7/2018 from Collector of South Goa.



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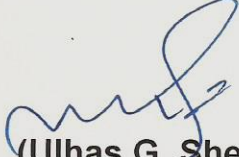
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OPINION:

Subject to the documents produced for my perusal, I certify that the property bearing Chalta No. 13 along with the two structures existing therein under Chalta No. 12 & 15 of P.T.Sheet No. 94 situated at Vaddem, Vasco da Gama, Goa is vested in ownership as holder in origin of title in the institution of Fabrica De Igreja De St. Andre Church. I further certify that the said property is free from encumbrance and therefore the title of said institution of Fabrica De Igreja De St. Andre Church to the said property is clear and marketable.


(Ulhas G. Shetye)